

1,990 acres/805 hectares

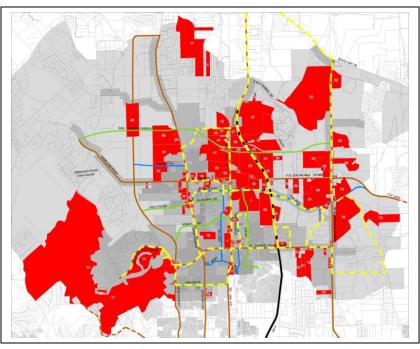
Between FM 1431 and Nameless Road, roughly six miles from west of US 183-A Toll Road

Utilities

Hill Country views

Williamson and Travis County

Mr. Patrick Shelton
Duncan Commercial Real Estate
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Property										
Total Acreage: 1,990 acres/805 hectares					Map: MAPSCO Austin 2006 Street Guide, pg. 341 & 371					
Location										
City: Leander						County: Williamson and Travis				
Address/Directions: Located one-ha	alf mile/	9 km wo	et of US 19	92 couth	of El					
	all lille/.	.o kili we:	51 01 03 10	os, south	OI FI				Amuliaabla	
Within City Limits: Yes Distance to US Highways: .5 miles/.8 kilometers					Distance from City Limits: Not Applicable					
Distance to Interstate Highways: 14 miles/23 km					Type of Zoning: Single-Family with some General Commercial					
General Site Information										
Previous Use of Site: Open Land			General Condition: E					Dimensions: 1.5 x 1.3 miles/2.4 x 2.1 kilometers		
Soil Composition (based upon USDA County, Issued January of 1983): Dishallow, calcareous, clayey, cobbly, limey earths; on uplands with variable	enton-E	ckrant-Dony soils	oss: mod formed in	lerately d	eep,	shallow and	very	with a mod for uncoate	ell Capacity: Low to moderate erate to high risk of corrosion ed steel and a low risk of for concrete	
Adjoining Acreage Available: Yes			Can Site Be Divided:			Yes		Lot Size: .25 to 3 acres/.1 to 1.2 hectares		
Improvements										
Rail Served: No					Name of Railroad: Union Pacific, Southern Pacific, Capital Metro Commuter Rail					
Proximity to Port(s): Three (3) hours to Port of Houston					Other Improvements: Frontage on FM 1431 with a municipal, 18-hole golf course and Mother Nature's visuals from anywhere in the property.					
Fenced: Yes, partially					Landscaped: Yes, partially					
Located within an Industrial Park: No					Type of Business: Commercial, Retail and Residential					
Deed Restriction(s): Yes					Covenants: Yes					
Utilities										
City of Leander Services: Department of Engineering, (512) 528-2700 Water - Size of Nearest Line: 8 the entrance with engineering the development Pressure: Not applicable								Sewer - Size of Nearest Line: 8 inch/20.3 cm with engineering needed for the remainder of the development		
Electric Service: Pedernales Electric Cooperative (PEC) Phone: (8					68-6041 Facs: (512) 268-032			B Email: Trista.fugate@peci.com		
Natural Gas Service: ATMOS Energy, (512) 310- 3810 Size o				ze of Nearest Line: 6 in			6 inch/15.2 cm		Pressure: Intermediate Pressure at the Bagdad Road and Crystal Falls Pkwy. intersection	
Telecommunication Service: AT&T and/or SuddenLink	· · · · · · · · · · · · · · · · · · ·			(512) 870-4430 and/or i-2424			Facs: (512) 870-4475 (979) 595-2445		Email: mm2741@att.com and/or Joe.Bethany@suddenlink.com	
Solid Waste Disposal: Clawson Disposal, Inc.	Phone: (512) 259-1709				Facs: (512) 746-5807			•	Email: clawsondisp@earthlink.net	
Sales Information										
Contact: Mr. Patrick Shelton	Phone: (512) 459-9500 Facs:				(512) 342-7921 <u>p</u>		Email: pshelton@duncan- austin.com		Web Site: www.duncan-austin.com	
Sales Price: Negotiable						Lease Price: Not Applicable				
Comments: The site is within the Ci become a major planned developme and oak trees and three major creek with title report, topo, aerials, enviro and a brochure, please visit http://w	ent. Pro s which nmenta	perty Fea cut thro I site ass	atures: co ugh the pr essment r	mbination operty ar report, an	n of I nd ult id slo	arge hilltops imately flow pe map sho	s with spec to Lake T wing vario	ctacular viev ravis. A bo us categori	ws, flatlands with rolling terrain undary survey is available along	